



Report to Planning & Zoning Commission

Clay County, Missouri

Case Number	June 16-118GR
Case Type	General Recommendation
Project Name	Seward – Well Water as Sole Water Supply Source

Applicants/Owners	Michael & Melissa Seward 10212 N. Ralston Ave. Kansas City, MO 64157
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Request	Use of well water as sole water supply source on the Seward property at approximately 16370 Bishop Road.
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Application Submittal	2016-06-06
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Public Notice Published	N/A
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Neighbor Letters Sent	N/A
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Report Date	2016-06-07
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REPORT AUTHOR(S)	Kipp Jones, Manager Debbie Viviano, Planner
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Recommendation	APPROVAL with condition
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Report to Planning & Zoning Commission

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General Information

Site Location: approximately 16370 Bishop Road
Section 23 | Township 53 | Range 31

Site Size: 28.36± Acres

Existing Landuse & Zoning: Agricultural District (AG)

Zoning/Platting History: None

Surrounding Landuse & Zoning:

- North - Agricultural (AG) zoned land
- East - R-1 zoned land, Stevens Addition 2003 & Kountryridge
- South - City of Kearney, Agricultural (AG) zoned land
- West - City of Kearney, Interstate 35

Current Conditions:



Courtesy Clay County Assessor, GIS Mapping



Courtesy Microsoft® Bing™



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Assessment

Michael & Melissa Seward are requesting the use of well water as the sole water supply source on a 28.36± acre property located at approximately 16370 Bishop Road.

The Seward's are submitting this request to allow for the construction of their new single-family residence on the subject property.

2008 Comprehensive Plan Considerations

The Comprehensive Plan ("Plan") indicates that the subject property is located in the Urban Services Tier and within the one-mile coordination tier with the City of Kearney.

Character of the General Neighborhood

Agricultural (AG) zoned is to the north and south of the property. The City of Kearney is to the south and west of the property. R-1 zoned land (Kountryridge and Stevens Addition 2003) is to the east of the property.

LDC Considerations

Section 151-8.9, Water Supply and Fire Protection, of the Land Development Code (LDC) requires that all proposed development (including new construction) be connected to an enclosed water supply system, with an exception under subsection (D) for well water "only under unusual circumstances, as determined by the Planning and Zoning Commission, Clay County Commission and approved by the MO Department of Natural Resources".

Findings

Mr. and Mrs. Seward have submitted a packet of information [see Attachment B].

Staff recommends that a notarized statement must be signed by the land owners that the subject property will connect to a water supply district or other approved enclosed water source if it is ever further subdivided.

Recommendations

Staff recommends the **General Recommendation** to allow the use of well water as a sole water supply source for the property at approximately 16370 Bishop Road be **approved**, with the following condition as shown on Exhibit A:

Exhibit A

1. Notarized statement signed by the land owners that the subject property will connect to a water supply district or other approved enclosed water source if it is ever further subdivided.



Attachments

June 16-118GR – Seward – Well Water

Attachment A - Vicinity Map





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June 16-118GR - Seward – Well Water Attachment B – Applicant's (Page 1 of 7)

June 7th, 2016

Planning and Zoning Department
Clay County Missouri
Planning and Zoning Manager
Mr. Kipp Jones

Sir,

My wife, Melissa and I purchased a tract of land on Bishop Road, just north of Hall Road, which is in unincorporated Clay County Missouri. Throughout the last two years, we have made improvements to our property to reach our goal of building our home for our retirement. Throughout our process, I have obtained the necessary permits and have communicated with your office for adherence to regulations, guidance, opportunity and an overall sense of good, honest and open communication.

Prior to installing our well in March of 2015, I had contacted the surrounding water districts to determine who would provide our water service. I found our specific area to not have service and those services to be quite some distance away. This was primarily due to surrounding neighbors having wells prior to water lines being installed, thus those neighbors declined water service resulting in the water lines not being installed. I communicated this with the Planning and Zoning Manager and was told we would need a well.

The availability to have basic essential services was critical before we made improvements to our property, so the installation of a well was critical. A company was hired that is licensed with the State of Missouri to locate water and install a well. The well was installed and subsequent other improvements have been made as well.

Upon applying for a building permit, I learned that there was no record of approval for our well. You informed me of a process that I had not been informed of prior, which would require me to obtain permission from two county entities/board members. I was told the next available meeting would be on July 12th. On June 2nd, I sent you an email in the form of a plea, asking if there was any other way to gain approval rather than waiting for nearly one and one half months. You replied to me to re-contact those sources and to have my reasoning for requiring well water rather than water service available in the event of a change in circumstances.

On June 6th, you contacted me and inquired if I had the necessary information as aforementioned and that if I did, you would add me to the agenda for the June meeting. I expressed that I did in fact have the necessary information and would appreciate the opportunity to meet with the board members and request approval to use a well for water.

Attached you will find my information related to this process. I appreciate your efforts and the opportunity.

A handwritten signature in blue ink, appearing to read "Michael Seward".

Michael Seward
P.O. Box 805
Kearney, Mo. 64060
mmseward10@gmail.com
816.305.6287



Report to Planning & Zoning Commission

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Attachment: Bishop Road Well Request; June 7th, 2016

Water Service Entities surrounding Bishop Road Property

- Water District #8.

Contact was made with Rex Brinker, District Manager, who stated the closest water line from District #8 was further than 200 feet. Mr. Brinker further explained that our property is not within District #8, and to obtain their service we would need to have an attorney request annexation, and upon approval then install a water line. Mr. Brinker stated that the closest water line was east of our property. After an explanation of where their closest water line is, the direct linear footage is over 1,600 feet in length. In addition, the line would need to cross the Muddy Fork Creek, which Mr. Brinker stated is "no easy feat".

It should be noted that a tract of land is located between our property and where the water line end, is located. This property is owned by Brian Rogers and has a residential home on the property. This property does not have water service from Water District #8 and instead has a well. Mr. Brinker stated due to the cost of crossing the Muddy Fork Creek is why they chose to use a well instead of water services from Water District #8.

- Water District #3.

Contact was made with Rita Waters, whom is the Clerk for the Water District #3. Ms. Waters put me into contact with Mark Long, whom is the main Field Technician for Decker Construction, who is the contracted company that provides service for Water District #3. Mr. Long stated our property is not within the Water District #3 area and that their water line stops at 172 Street. The direct linear footage is over 6,000 feet in length. Mr. Long stated that two residences north of our property, but south of the water line end both have wells.

- City of Kearney, Missouri.

Contact was made with David Pavlich, whom is the Director for Community Development for the City of Kearney, Missouri. Mr. Pavlich stated that the City of Kearney does not have the capability at this time to provide water services to the Bishop Road property. He added that "our" water lines go as far north as East 8th Avenue, which is the Jamespoint subdivision.

Water Well on Bishop Road Property

- Jesse Yoakum Well Drilling, A Native American Enterprise installed a water well on March 28th, 2015. The well is within State of Missouri specifications.

- Wellhead Protection Section, Missouri Geological Survey, was contacted. I received an email from MaLinday Bassett, section secretary, with the certification of our well through the Missouri Department of Natural Resources, Missouri Geological Survey regarding Domestic/Multifamily Well Record and Pump Information Data.



Report to Planning & Zoning Commission

Clay County, Missouri

MISSOURI DEPARTMENT OF NATURAL RESOURCES MISSOURI GEOLOGICAL SURVEY DOMESTIC/MULTIFAMILY WELL RECORD AND PUMP INFORMATION DATA				OFFICE USE ONLY	
REF NO 00510534		DATE RECEIVED 05/07/2016			
ROUTE PCD1	APPROVED NRBASSM	DATE 05/07/2016	ENTERED NRBASSM	STATE CERT NO A207922	REVENUE NO. 060716
OWNER NAME MICHAEL SEWARD			TELEPHONE WITH AREA CODE		
OWNER ADDRESS 10212 N RALSTON AVE			CITY KANSAS CITY	STATE MO	ZIP 64157
ADDRESS OF WELL (IF DIFFERENT THAN ABOVE) 16370 BISHOP ROAD			CITY KEARNY	ZIP	
USE OF WELL <input checked="" type="checkbox"/> DOMESTIC <input type="checkbox"/> MULTIFAMILY	VARIANCE NUMBER (IF ISSUED)	CASING DEPTH LETTER <input type="checkbox"/> YES <input type="checkbox"/> NO	OWNERS SIGNATURE (Water Use Information Verified by Owner Signature)		DATE
CASING AND SCREEN INFORMATION					
CASING LENGTH 74 FT.	O.D. OF CASING 12.75 IN.	WEIGHT (LB) SDR# SCH# SCH#40	DIAMETER OF DRILL HOLE 26.0 IN.	CASING MATERIAL <input type="checkbox"/> STEEL <input checked="" type="checkbox"/> PLASTIC <input type="checkbox"/> CONCRETE	DRIVE SHOE USED? <input type="checkbox"/> YES <input type="checkbox"/> NO
PACKER USED ON PVC CASING <input type="checkbox"/> NONE <input type="checkbox"/> RUBBER BOOT <input type="checkbox"/> COUPLING <input type="checkbox"/> INVERTED BELL					
SURFACE CASING (IF USED) LENGTH FT. OUTSIDE DIAMETER IN.		SCREEN LENGTH (UNCONSOLIDATED MATERIAL WELLS) FT.		SCREEN TYPE/SLOT SIZE	
CASING GROUT INFORMATION					
GROUT TYPE (CHOOSE ONE) CEMENT <input type="checkbox"/> TYPE 1 <input type="checkbox"/> HI EARLY BENTONITE <input checked="" type="checkbox"/> CHIPS <input type="checkbox"/> GRANULAR <input type="checkbox"/> PELLETS <input type="checkbox"/> SLURRY		NO. OF BAGS OR CUBIC YARDS 70.0	METHOD OF GROUT INSTALLATION (CHOOSE ONLY ONE) <input checked="" type="checkbox"/> GRAVITY <input type="checkbox"/> OPEN HOLE <input type="checkbox"/> TREMIE <input type="checkbox"/> POS. DISPLACEMENT <input type="checkbox"/> AS DRIVEN <input type="checkbox"/> PRESSURE THROUGH CASING <input type="checkbox"/> PRESSURE THROUGH TREMIE		POSITION OF SEAL <input type="checkbox"/> BOTTOM <input checked="" type="checkbox"/> TOP <input type="checkbox"/> FULL LENGTH
DRILLING SUSPENDED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		HRS			
LINER INFORMATION					
LENGTH FT.	O.D. OF LINER IN.	MATERIAL <input type="checkbox"/> STEEL <input type="checkbox"/> PLASTIC	WEIGHT (LB) SDR# SCH#	USE (CHOOSE ONLY ONE) <input type="checkbox"/> HOLD BACK FORMATION <input type="checkbox"/> PREVENT RUST <input type="checkbox"/> SEAL OUT UNDESIRABLE	DEPTH TO TOP OF LINER 0.0 FT.
PERFORATED INTERVAL FROM TO					
LINER GROUT INFORMATION					
GROUT TYPE CEMENT <input type="checkbox"/> TYPE 1 <input type="checkbox"/> HI EARLY BENTONITE <input type="checkbox"/> SLURRY <input type="checkbox"/> GRANULAR <input type="checkbox"/> CHIPS <input type="checkbox"/> PELLETS		NO. OF BAGS USED LBS PER BAG	METHOD OF INSTALLATION <input type="checkbox"/> GRAVITY <input type="checkbox"/> TREMIE <input type="checkbox"/> AS LINER		POSITION OF SEAL <input type="checkbox"/> FULL LENGTH <input type="checkbox"/> BOTTOM
DEPTH PACKERS SET FT.					
DEPTH FROM TO		FORMATION DESCRIPTION			
0.0 30.0 30.0 50.0 50.0 57.0 57.0 58.0 58.0 60.0 60.0 72.0 72.0 74.0		CLY STY CLY SND SND CRS SM GRVL GRVL SH			
LOCATION OF WELL OR PUMP LAT. 39° 23' 21.0" LONG. 94° 21' 53.0" ELEVATION 1082		DRILL AREA A3			
LEGAL LOCATION 1/4 1/4 SW 1/4 SECTION 23 TOWNSHIP 53N RANGE 31 W COUNTY CLAY		ABANDONED WELL ON SITE? <input type="checkbox"/> YES <input type="checkbox"/> NO WAS THE WELL PLUGGED? <input type="checkbox"/> YES <input type="checkbox"/> NO			
WELL COMPLETION DATE 03/23/2016		PUMP INFORMATION			
WELL YIELD 20.0 GPM		PUMP INSTALLATION DATE 03/23/2016			
STATIC WATER LEVEL 45.0 FT.		DEPTH PUMP SET 65.0 FT.			
DEPTH TO FIRST GROUND WATER 60.0 FT.		PUMP RATE 10.0 GPM			
I HEREBY CERTIFY THE WELL/PUMP INFORMATION DESCRIBED HEREIN IS TRUE AND ACCURATE					
PRIMARY CONTRACTOR SIGNATURE		PERMIT#		DATE	
WELL DRILLER SIGNATURE JESSE YOAKUM		PERMIT# R02231		DATE	
PUMP INSTALLER SIGNATURE JESSE YOAKUM		PERMIT# R02231		DATE	
WELL DRILLER APPRENTICE SIGNATURE		PERMIT#		DATE	
PUMP INSTALLER APPRENTICE SIGNATURE		PERMIT#		DATE	
DEPTH TO BEDROCK 72.0 FT.					
TOTAL DEPTH 74.0 FT.					



Report to Planning & Zoning Commission

Clay County, Missouri

Seward, Michael S

From: David Pavlich <dpavlich@kearney.mo.us>
Sent: Monday, June 06, 2016 5:04 PM
To: Seward, Michael S; Kipp Jones
Subject: Michael Seward - Bishop Road

Mike,

The City of Kearney does not have the capability at this time to provide water service to the Bishop Road property. Our water lines go as far north as East 8th Avenue, which is the Jamespoint subdivision.

--

David Pavlich
Community Development Director
City of Kearney, Missouri
100 East Washington
Kearney MO 64060
phone: 816-903-4731
fax: 816-903-4747

www.ci.kearney.mo.us
www.kearneyisopen.com





Report to Planning & Zoning Commission

Clay County, Missouri



PUBLIC WATER SUPPLY DISTRICT NO 8

Of Clay County, Missouri

P O Box 259

Kearney, Missouri 64060

Phone: 816-628-6033

Fax: 816-628-4134

June 06, 2016

Clay County Planning and Zoning Commission
234 West Shrader, Suite C
Liberty, MO 64068-2448

Ref: Water service to a parcel of land beginning approximately 600 feet
north of the intersection of Hall Road and Bishop Road, Kearney
Missouri

To Whom It May Concern:

This letter is to inform you that Public Water Supply District #8 of Clay County
does not have water lines or service available within 200 feet of the above
referenced property.

If you have any questions or require additional information let us know.

Sincerely,

A handwritten signature in cursive script that reads "Ron Foster".

Public Water Supply District 8 of Clay County
Ron Foster, District Clerk



Report to Planning & Zoning Commission

Clay County, Missouri



Michael and Melissa Seward
P.O. Box 805
Kearney, Mo. 64060

Anticipated address:

←
16370 Bishop Road
Kearney, Mo. 64060

PSWD #8

✕
End of water line; east on Hall
Approx 1,600+ feet east of
property, and across Muddy
Fork Creek

PSWD #3

✕
End of water line; 172 Street
Approx 6,000+ feet north of
property

City of Kearney
Does not have the capability
at this time to provide water
service to property



Report to Planning & Zoning Commission

Clay County, Missouri



Jeremiah W. (Jay) Nixon, Governor • Sara Parker Pauley, Director

www.dnr.mo.gov

P.O. Box 250, Rolla, MO 65402-0250
(573) 368-2165
FAX (573) 368-2317

file(PCD1)
06/07/2016

MICHAEL SEWARD
MELISSA SEWARD
10212 N RALSTON AVE
KANSAS CITY, MO 64157

Re: 00510534

OFFICIAL DOCUMENT

Dear MICHAEL SEWARD :

Congratulations! This letter confirms that your water well information has been reviewed and certified by the Missouri Department of Natural Resources, Missouri Geological Survey.

Your well was certified as either a domestic or multi-family well. This well can not be used in any way to serve the public or provide water to 25 or more people per day or to 15 or more residences. For example, this well may not be used as a source of public drinking water for a restaurant, convenience store, church, day care facility, campground, factory, or any other facility that might provide water to more than 25 people per day. This includes but is not limited to, providing public water for drinking water fountains, soda fountains, or food washing or preparation, etc.

If your well is currently being used to serve the public in any way, or if you wish to begin using your well to serve the public, please contact this office immediately at 573-368-2165.

Your certification number may be required in the future as proof of certification that your well was drilled in accordance with the Missouri Well Construction rules.

Your Well Certification Number: A207922

Reference Number: 00510534

Site Name:

Site Address: 16370 BISHOP ROAD

Site City: KEARNY